

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, May 10, 2016

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman C/ Young	X	Wendy Howell, Planning Director	Absent
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	X	Nancy Stauffer, Planning Technician	X
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 pm**.

1. CONSENT AGENDA

- a. Approval of the Planning and Zoning Commission meeting minutes for April 26, 2016.
- b. **16-02-AN** (Annexation) –**Gerald & Evelyn Butler (Jayme Butler)**: Applicant is requesting approval to annex an approximately 1.145 acres parcel located at 7945 S. Linder Road into the City of Kuna with a 'C-1' (Commercial) zoning designation.
 - *Findings of Fact and Conclusions of Law*
- c. **16-02-ZOA** (Subdivision Ordinance Amendment) – An amendment of the Subdivision Ordinance of the City Council for Kuna, Idaho.
 - *Findings of Fact and Conclusions of Law*

Commissioner Gealy motions to approve the consent agenda at 6:02 pm; Commissioner Hennis Seconds, all aye and motion carried 5-0.

2. NEW BUSINESS:

- a. **16-04-DR** (Design Review) – **Tractor Supply Company Stout C/o Stout Building Contractors, Kelly Kallaher**: Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 21,999 square foot commercial building to house the new Tractor Supply Company (TSC) store and accompanying landscaping and parking lot.

Kelly Kallaher: My name is Kelly Kallaher and I represent Stout Building Contractors in Utah at 1380 W. 50 South, Centerville, Utah. I'm here representing Tractor Supply as we are the general contractor for Tractor Supply; actually we were hired by Ensygn Group which is the developer for the project. The project is actually a two phase project, so it is splitting two properties, so you have three acres which will be the first, which Tractor Supply will be the main footprint of that development. That development in the first phase is actually six sites or six pads; none of the pads will be developed except for Tractor Supply at this time. There are no lease agreements that have been negotiated for the remaining five sites. Tractor Supply is the only one at this time. It

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is a new build from the ground up so the existing right now is agriculture, so we will come in and develop the site which is just the building and then the required parking stalls and lighting on the outside of the building. The Tractor Supply has their own requirements on finishes and colors and things like that unless we need to change them to meet the city standards. Up here you have the paints and the metal finishes; the small samples are the finishes for the outside and the roofing and so forth. The building itself is a little bit more than twenty one thousand (21,000) square feet single story. Inside the building itself will have an office, a break room, and some restrooms; it is mostly all open –I'm sure that you guys have seen some of the Tractor Supply's around or even maybe like a Lowe's. It is just an open warehouse that sells farm equipment, some rough tools and clothing and such. The main building is built out of block which is the sample here...

****Inaudible****

...the main color of the building is this lacquered color here. And then you have accent which is... the trim

****Inaudible****

...outside storage for propane, a connection there for filling small tanks...

****Inaudible****

Do you guys have any questions on the design?

C/ Young: Yes, the main building; what is the material on the side there? Because I am assuming its open on the front face and then it is three sided?

Kelly Kallaher: It is three sided, part of it is open. There are no doors on that left side; it is just like a metal siding on a shed or so forth. You've got the accent at the top and at the bottom I think it's like two inches and it's open to the elements ...so it's really just like a covered shed. So it's really just a painted metal. There is no electricity in it. There is a light on the outside of the building at the back side of it. I think it is actually on the back side –right over here. So this is the back side of the building here and it's got a corner which would face the proposed community that is going in now, just for security reasons. But besides that, there is not power in that shed at all.

C/ Young: Ok. I guess as far as the building goes, have you given any thought to... -when the rest of the parcels develop, there will be structures on all of the other sides of the building, taking some.... either on the north the west and south on those elevations-taking some pilasters to break up that ...I mean, I think you have done a good job with the horizontal break on the building with the colors and that, but giving some vertical relief to those long, flat expanses? Like a pilaster or like maybe three pilasters on the long sides and maybe two on the west elevation?

Kelly Kallaher: So Pilasters on here? Here, here and on the back?

C/ Young: Yes, like the back is probably would be ok, but I am thinking ...breaking that up and just maybe three sections with pilasters just to give some vertical relief to that.

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Kelly Kallaher: We can do whatever you want. This is a Tractor Supply national design that they have, so usually we implement it and submit it first and then if there is any reason or request, then we can definitely implement them at that time if that is what we need to do. We try to keep within what Tractor Supply has going through the nation to keep it consistent in the way they look.

C/ Young: I understand.

Kelly Kallaher: You know -whatever we need to do. I mean, there is nothing wrong with doing that. Now, I know that on this side of the building here, this pad; they are actually talking to a national account which is Bi-Mart, which is... I guess they're in Oregon? I have never heard of them. So that side of the building truthfully won't even be seen by anyone and then on the adjacent side over here, there is another pad and I think it's a Dollar Tree that goes in there so they are going to be seeing some more of it because I think the front of their building actually faces the side of the Tractor Supply.

C/ Young: Ok. Anything else for the applicant at this point?

C/ Hennis: I have one question; it said that you are dealing with site drainage onto ... or in through the retention pond which appears to be on ...kind of the north side on parcel 'C'... so that is going to remain undeveloped there? Because it looks like if you are trying to put something on parcel 'C', it could be impacted there.

Kelly Kallaher: The detention pond in that corner there which basically would be right there next to McDonalds I want to say. There is nothing that is going to go there, but next to it on the south end of that detention pond, there are two pads there, but there is actually parking lot in between the detention pond and ...

C/ Hennis: Ok, so it would just be parking?

Kelly Kallaher: Yes, it is just parking there -there is not pad or anything.

C/ Hennis: Ok.

C/ Gealy: I have a question and I am not sure that it's a Design Review question; but it is about access to Meridian Road where you are putting in the driveway. It is a state highway so will that access road be the access for the other parcels or the other lots in that area?

Kelly Kallaher: That access that enters there now, will actually supply Tractor Supply plus the two parcels that are proposed in front of Tractor Supply as well as Dollar Tree and Bi-Mart and then the second phase which is to the south of it; there will be another entrance once that part is developed.

C/ Gealy: But, it looks like you are planning to put in an access?

Kelly Kallaher: Yes, that is correct. Yes we are. Right off of Meridian.

C/ Gealy: Right, and that will be the access for those which you just described?

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Kelly Kallaher: Correct, and then there is two existing accesses right now if you go into that side road that is there by McDonalds at the north of the site; there are two accesses that are proposed, we are going to use one of them to access –so we don't use a lot of that side access onto which would basically be to the north.

C/ Gealy: Oh I see. Like, to the other parking lot and McDonalds. I see now.

Kelly Kallaher: Yes, so those two accesses; I think the furthest one back.

C/ Gealy: Ok. Alright, thank you.

C/ Young: Ok. Well, I guess we can go over the landscape or whichever you have next.

Kelly Kallaher: Next is there is no landscaping on the actual site; it is all at the street over at Meridian Road. Except there is the parking stalls and so forth. The landscape is all mainly on the road to the street itself, which there is just grass and then there is proposed trees. I don't think the trees have been called out or anything specific. If the city of Kuna has something specific that they would like us to do or proposed there in kind of keeping the community, that is fine with us. At the detention pond, that will all be grassed area there and then that would be the only part that would be landscaped.

C/ Hennis: Have you seen the staff report as well that has been issued that talks about the buffer that is needed toward the rear of the building? Kuna city code states that between a 'C-1' zone and a residential zone, that we need to create about a twenty (20) foot buffer zone so staff is recommending that you do about a ten (10) foot buffer zone back there. I'm just seeing if you knew...

Kelly Kallaher: I have heard conversations about it from the civil engineer that is Aspen Engineering here locally. He has discussed it but I haven't seen anything in writing that actually... saying how much. I knew there was a number but I wasn't exactly sure what the requirement was.

C/ Hennis: Ok. It is like ten (10) feet is what the city is requiring so...

Kelly Kallaher: I know I had a meeting here about a week or two ago and I know it was discussed but I never found out what they defined or what we needed to do, but whatever it is, we'll do it. I know that we are going to have an easement back there.

C/ Hennis: Ok. Well as long as you can work with the city to arrive at what that will be.

C/ Young: Ok, I guess on your L101 page for the landscaping plan in your layout for planting; in the parking lot that plan does show landscaping in the islands of the parking lot. Is that still proposed?

Kelly Kallaher: You know what? That is proposed. I am sorry.

That is correct. You know, I am doing four projects right now and I just... there so much stuff and I was in California last week and ... you know I've Utah projects. Sheesh. So, yes. We actually just landscaped –the landscaper/designer; he is part of the family for the contractor so he landscapes probably 75% of our projects, so when you see his plans, you never know which project it goes to because you always see just the name –so it kind of gets you mixed up.

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C/ Young: Are you putting in the new entrance on Highway 69/Meridian Road there? Since blocks 1 and 2 that are in front of the Tractor Supply parcel; is it your intent at this time to extend the sidewalk down Meridian road or does that happen when other parcels develop along that frontage?

Kelly Kallaher: No, we will extend the sidewalk that is here at the corner of the site all the way across for the access.

C/ Young: In this phase?

Kelly Kallaher: In this phase, yes.

C/ Young: Ok. Then I guess along with that, when the sidewalk goes in, with that buffer area, there are certain requirements along that arterial street which is just part of the code with the plantings that go along with that and I know that just based on this with what trees are shown here, we'll probably have to add some more landscaping along that to meet that buffer zone requirement.

Kelly Kallaher: In this area here? Along the street?

C/ Young: Yes.

Kelly Kallaher: Yeah. As long as we know what the requirements are, we will do it. The last thing that we had here, we actually discussed about on the south side; adding I think 268 feet of landscaping and ...you know, finish of this area before the next phase goes in. That was one of the requirements. I actually just got the plans this morning for that redesign on that side. So it kind of just finishes off the entrance.

C/ Hennis: Ok. Yeah, there are just a couple of ordinances that say how many deciduous versus evergreen trees too as just some site requirements.

Kelly Kallaher: Yeah. As long as we know what the requirements are, that's fine. It's not an issue.

C/ Hennis: Yeah, it's pretty easy to work with staff; I mean the city forester is really helpful with getting that squared away.

C/ Young: And sometimes Troy is, but ... eh. He's just a planner.

laughter

C/ Hennis: I don't have anything more.

C/ Young: Anything else?

C/Wierschem: Have we addressed the dumpster?

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C/ Hennis: Good point. The staff report also stated that you have wooden gates on the trash enclosure at this point which the city ordinance has that either metal or vinyl type...

Kelly Kallaher: So the gate itself, the frame is metal and then there are wood slats in between. So you are saying the wood slats, you would want metal or vinyl?

C / Hennis: Yeah. That is just our city code.

C/ Young: More than likely, it should be metal.

C/ Hennis: For durability.

C/ Young: When they come to pick up, they are not very nice to those gates is why.

Kelly Kallaher: Exactly. I hear you. We have replaced a lot of those. But we can do metal, I mean, whatever you guys prefer; if it's a solid metal, can we match the actual side of the building itself or even...

C/ Young: Yeah... just something that looks the same but is metal. Ok.

Kelly Kallaher: I like that you all use tablets. I just upgraded to the larger one and it is awesome. They are so fast.

C/ Young: We are getting used to them. It's the speed of the user that we're dealing with...

laughter

C/ Wierschem: And did we get clarification for the signage or does that come later?

C/Young: Yes, that is later under separate application. Any other questions at this time?

C/ Wierschem: I have none.

C/ Young: Ok, I think that is all we have. Thank you. Alright... then we will have Troy come forward.

Troy Behunin: Chairman and Commissioners, for the record; Troy Behunin, Senior Planner for city of Kuna Planning and Zoning Department. You have heard from the representative for the application tonight and it seems like the concerns or questions that staff had about the landscape along the buffer has been answered which is very good. And staff would support that. We also resolved the landscaping question in the back and also that of the dumpster. I can tell you that the applicant has been very good to work with. If I have asked for anything, they have been forthcoming and supplied all of the materials in your packets. Very easy to work with. Hopefully you have had a chance to read the entire packet and go through everything and judging by the conversation before, it seems like you all have so thank you very much.

I think that you have all of the information before you and I can't supply you with anything new or additional so I guess the only question I have –and I apologize because this is a late submission of a question; but because I didn't know about the sidewalk or the intent for the sidewalk... are you aware (to applicant) that between the

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McDonalds and your site, that there is about a sixty (60) foot shortfall of sidewalk? It is not on Ridley's subdivision?

Kelly Kallaher: We are. We were just planning on extending it from that point on; that was a discussion we have had so far.

Troy Behunin: Perfect. I was just going to ask that you coordinate that with them and it sounds like you already have so great. Great news. I have nothing else to provide here, so I will stand for any questions you have.

C/Gealy: Excuse me, I would just like clarification on the landscaping to the west; because when I look at it, it doesn't look like Tractor Supply... well this property; the Tractor Supply property backs up to residential. It looks like there is other property or lots between...

Troy Behunin: Between the back of the building and ... yes that is true. You heard Kelly mention that they had a easement back here so there is an access for Meridian Road that is proposed and then this back here will be for the truck traffic. This will also serve as a private drive if you will. Very, very similar, if not identical to what is behind Ridley's. It will be public access but it will not be a public road. The distance between the building and their parking lot, which is down here; is in the neighborhood of 40-45 feet and what that would do is allow for a ten (10) foot buffer and they are only providing half of the twenty (20) because there should be a twenty (20) buffer. So we are asking Tractor Supply to supply ten (10) feet and then the residential portion when they come in, will provide the remaining ten (10) feet of that buffer. And then, he talked about the access from Profile Lane, which is that road south of McDonalds off of Meridian Road; there will be a connection point so basically, you will be able to get from Deer Flat Road all the way down to the south of this project, which actually extends further than Tractor Supply. That is a mid-mile and it will be the future Meadow View. There will be continuous, undisturbed, unrestricted access on private driveways. So that is what that is. Does that answer your question?

C/ Gealy: No.

Dana Hennis: I think what she is asking is –the property right behind that drive that you are talking about is actually the R-6 area.

C/ Gealy: It's R-6; it's not commercial.

Troy Behunin: You are right. I didn't realize your question was zoning related; I thought you were asking what was going on back there.

C/ Hennis: That is the one that we split a while back. We brought this in as a commercial zone where the rest of it was that multi-use development.

Troy Behunin: I think on page 6 or 7 of your packet

C/ Gealy: I am on page 78 of 105.

Troy Behunin: OK, so go to the staff report, on the front page, there is a vicinity map. Now, go 7 pages further into the document and there should be...

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C/ Hennis: That is where she was.

C/ Gealy: So this is... Ok.

Troy Behunin: So see the portion there that is hatched? It says project site? Directly west or to the left of that is R-6.

C/ Gealy: Ohhhhh.

Troy Behunin: It's just not developed yet. Now, the parcel north of the red box and south of the red box –those are commercial, yes.

C/ Gealy: Ok.

C/ Hennis: Because we looked at that whole development a long time ago –that was going to be a multi-use.

C/ Gealy: But now with multi-use behind... Ok. Thank you.

Troy Behunin: That is actually part of a master planned unit development or site plan.

C/ Gealy: So you are thinking that... R-6 behind this will get access from...

Troy Behunin: From Meadow View or the very western part which will become Sailer Place; that will be a public street. Meadow View, if you look at the very bottom, it will actually go westward.

C/ Gealy: So it will cross Meridian Road?

Troy Behunin: At some point; but not right away or even next year, but it will at some point in the future.

C/ Gealy: Thank you

C/ Young: Ok. Any other questions for Troy? Ok so that brings up our discussion and landscape wise, I think staff has identified most of what we need to look at which I wish I had read the staff report before I looked at the landscape plan because I was making notes all over the plan and then realized I didn't have to do that.

C/ Hennis: That's why you always read that first. Because Troy does do good work.

C/ Young: Yes. So I think if we take these items that are outlined in paragraph four (4), under item 'F' in the staff report and we will just list these as conditions or put them in place as conditions along with anything we want to add for the building.

C/ Hennis: Right

C/ Gealy: Well, there is already one condition that is here at the end of the staff report for landscaping.

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C/ Young: The ten (10) foot buffer on there?

C/ Gealy: Yeah, and to replace groundcover with acceptable material so on condition number three (3).

C/ Hennis: Yeah, I think staff has done a nice job of lining things out here so...

C/Young: So, if we can take those other items ...

C/ Gealy: So that would be the Meridian Road and the trash enclosure gates, is that right?

C/ Hennis: And the rear buffer.

C/ Gealy: I think that is in that condition.

Troy Behunin: I will just add that staff are happy to forward or provide any codes or guidance that they need for landscaping or anything else. I would be happy to send him anything they need and I will work with their landscaper for the numbers and materials and such.

C/ Young: Ok. Thank you. Does anyone have any other thoughts on the building itself? I think overall it will look nice out there with everything else that will develop going north.

C/ Hennis: I think; like you suggested, to get a couple of vertical reliefs along those long sides, I think that would be fine. Because you will still s a lot of it as you are coming down and up Meridian Road. Even with some other future parcels in there. The back, I don't think anyone will really even see, especially with that landscape buffer so that is kind of up to you.

C/ Young: I am sure that when that R-6 comes in, it will have trees and everything that will grow in there. But that is really the only thing I saw on the elevations that came up. Any other thoughts? Ok. Questions?

C/ Herther: It says something in the report about screening of the utilities that are going to be on top of that elevation. Why does it have to be screened? Air conditioners and such?

Kelly Kallaher: I can address that. What happens is the actual roof mount... these units here are actually –you wouldn't really see them. They are actually in the middle of the building where they aren't even seen. And if we have to run something around them to... you know maybe a façade fencing of the same material or the metal itself, or siding like is seen on the shed, we can do something on the front if we need to. If we get to a point when the building inspector says 'hey, that needs to be screened' –we can actually run something around those or if you want us to just require that we do it.

C/ Young: Well, I don't think we need you to go to any unnecessary expense. Maybe if you could do just a quick little study or like a 100 foot sight line from the top of that to 100 feet, and if it clears then I personally don't see a need for it. Any other thoughts on something like that?

C/ Herther: No, I think that is good.

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C/ Hennis: I think so because especially coming from the side, you will have some long exposure along the side because you are still going to have that coming down Meridian Road. You're going to see more of the side of the building than you will of the front of the building as you're coming down because even still, with that lot 1 and lot 2 in front, you are still –they're not really going to block the side of that.

Kelly Kallaher: Well the other parcel that is at the other side that is supposed to go to Bi-Mart.

C/Hennis: Oh so you are saying Bi-Mart

Kelly Kallaher: Yes, because Bi-Mart is actually going to be the same size or a little bigger than this building but we can get the architect to do a study to see. I mean if we place the HVAC units at this location on the roof, how far out do we need to be in order not to see them – I mean, we can do that.

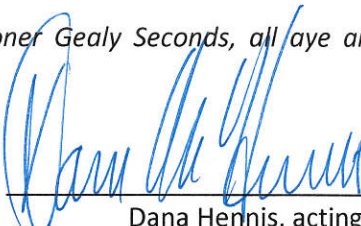
C/Young: I think if it works out, then it will be a lot cheaper than putting the screens up if they aren't necessary. Ok. Thank you.

Any other questions? Ok. I will stand for a motion.

Commissioner Hennis motions to approve 16-04-DR with the conditions as outlined in the staff report, and the condition to work with staff in regard to the landscaping conformance along Meridian Road and the rear buffer zone, and to work with staff for compliance with trash enclosure gates as suggested to match it with the metal on the building, and to also have the architect perform a 100 foot sight line study to see if the mechanical units need to be screened, and to have the architect explore the addition of elevation relief in the form of two or three pilasters of a vertical nature to the building; Commissioner Gealy Seconds, all aye and motion carried 5-0.

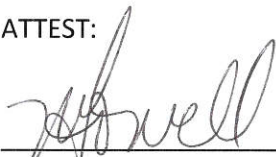
3. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:39 pm**; Commissioner Gealy Seconds, all aye and motion carried 5-0.*



Dana Hennis, acting Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department